

Wells Park Addition Replat B

City of El Paso — City Plan Commission — 9/6/2018

SUSU18-00040 — Resubdivision Combination



STAFF CONTACT: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov

PROPERTY OWNER: Linda Mohr and Robert Melton
John G. Switzer
John and Cathy B. Warner
Floyd N. Bartlett
BM Tierra Limited Partnership
Jose L. and Elvira Etchart
William A. Loewenstein
Allan Mills
Lois G. Fox
Lorenzo T. & Tomas W. Arenas
John H. Trien
Amador Valdez
John Ernest Nelson, Individually and as sole surviving stockholder,
Officer and Director of TCA Investments Corporation
Omar D. Alvarez
Mary W. Sachs
The Brother Four Investments, LLC
Paul Janis L. Robertson
Richard and Lobelia G. Yetter

REPRESENTATIVE: Conde, Inc.

LOCATION: South of Montana and West of Joe Battle, District 5

ACREAGE: 9.2394

VESTED: No

PARK FEES REQUIRED: \$9,240.00

EXCEPTION/MODIFICATION REQUEST:

1. To waive the required street improvements to the applicant's proportionate share of Michael Drive and Sharon Drive.
2. To defer the hike and bike improvements along Joe Battle until the time of building permits.

RELATED APPLICATIONS: N/A

PUBLIC INPUT: The Planning Division did receive one phone call inquiring about the proposed application, however, no communication in support or opposition to this request.

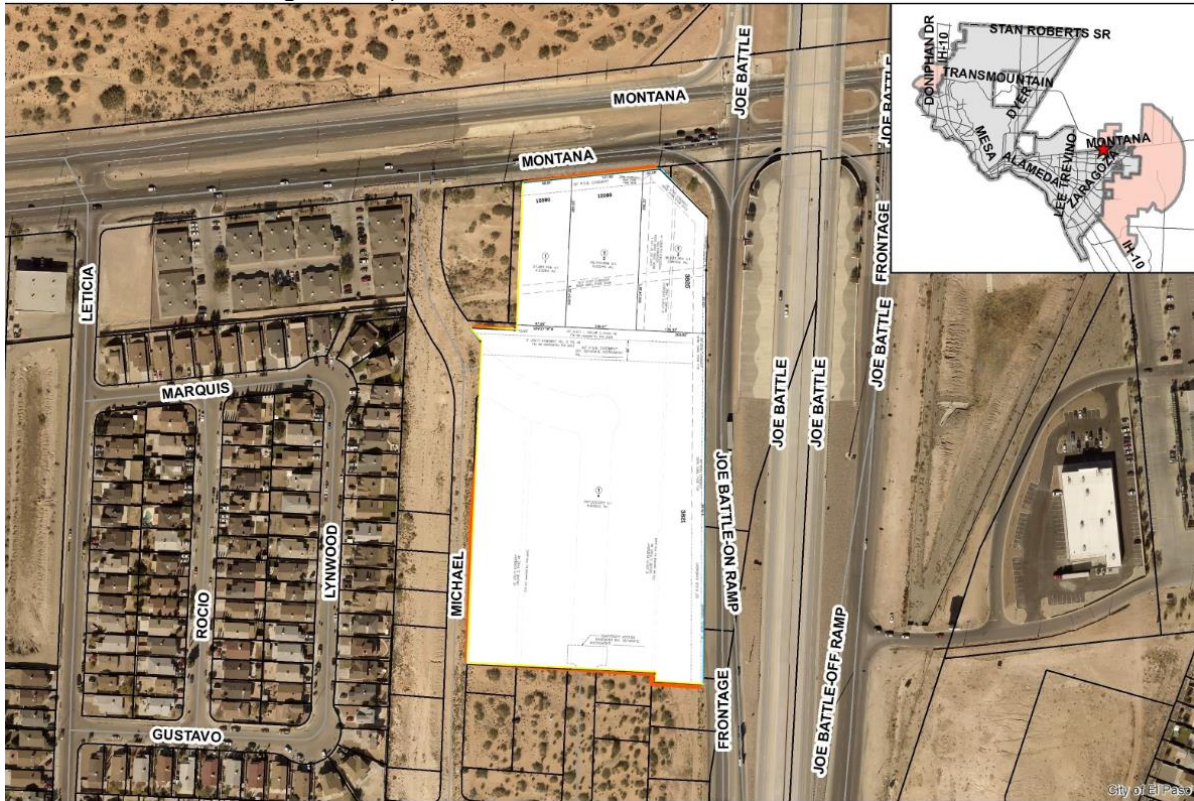
STAFF RECOMMENDATION: **APPROVAL WITH CONDITIONS**

SUMMARY OF REQUEST: The applicant proposes to resubdivide 9.2394 acres of land for four commercial lots. Additionally, a portion of Sharon Drive will be vacated through this replat as it lies within the proposed subdivision. Currently, the property is vacant and was recently rezoned from R-3 to C-3/c back in May of 2018. Access to the subdivision is from Joe Battle and Montana.

SUMMARY OF RECOMMENDATION: Planning staff's recommendation is **APPROVAL** of Wells Park Addition Replat B on a resubdivision combination basis, subject to the following conditions:

- TxDOT must approve the Traffic Impact Analysis (TIA) for Wells Park Addition Replat B prior to the recording of the final plat.

- That the access easement be dedicated for the use of the public prior to recording of the plat.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

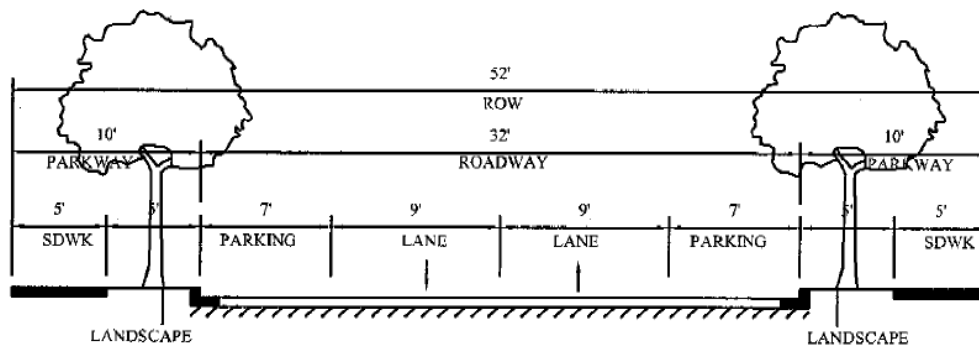
The applicant is requesting the following exception under 19.10.050-A.1.a. (Roadway participation policies):

1. To waive all of the required street improvements to the applicant's proportionate share of Michael Drive and Sharon Drive.

Michael Drive

Required

The applicant's proportionate share, per the DSC, would require installation of a 10' parkway with a 5' landscape buffer, a 5' sidewalk and 16' of pavement.

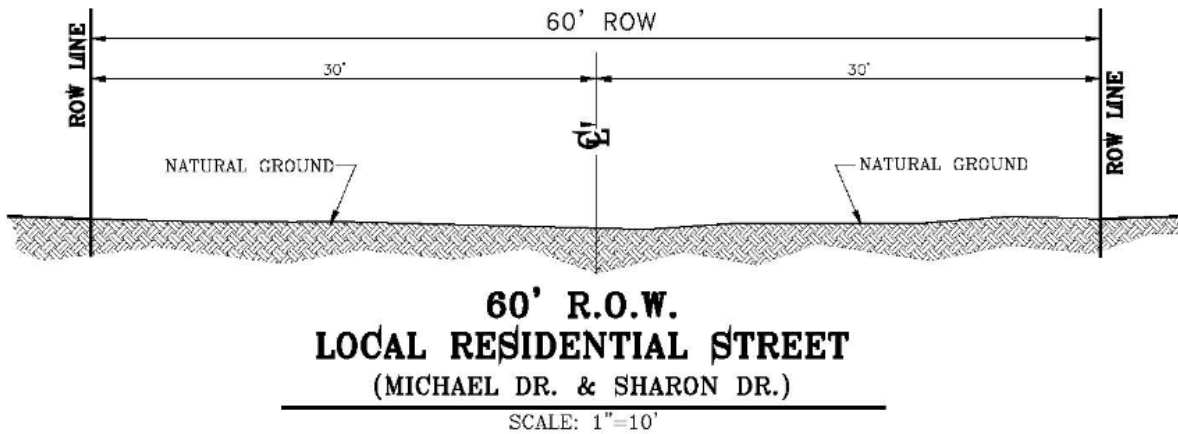


32' LOCAL RESIDENTIAL 3

NOTE: CROSS SECTIONS ARE MINIMUM, STANDARD REQUIREMENTS

Existing

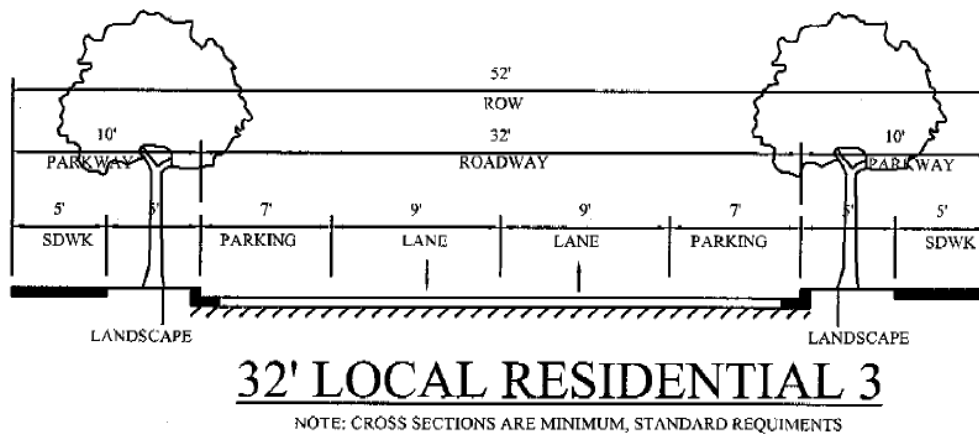
The ROW width exceeds the requirement. However, no improvements are proposed.



Sharon Drive

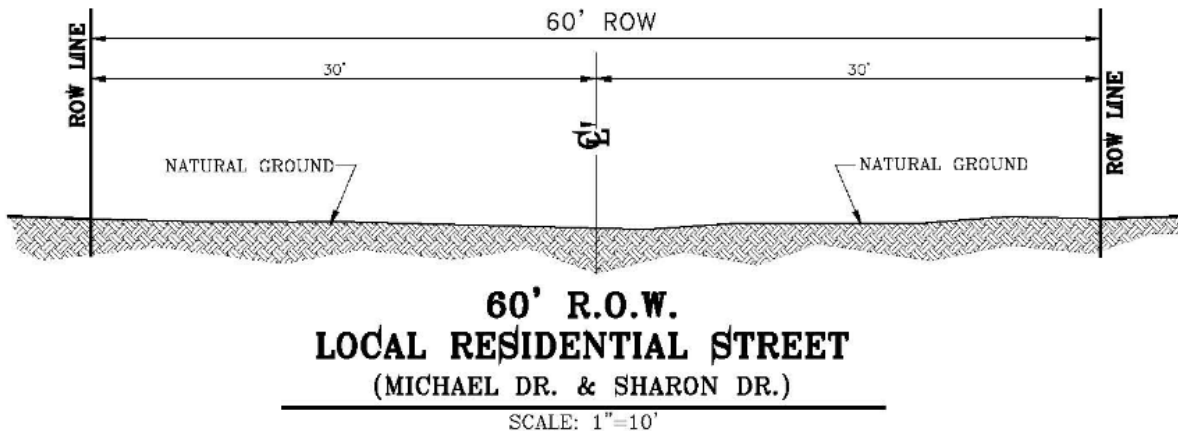
Required

The applicant's proportionate share, per the DSC, would require installation of a 10' parkway with a 5' landscape buffer, a 5' sidewalk and 16' of pavement.



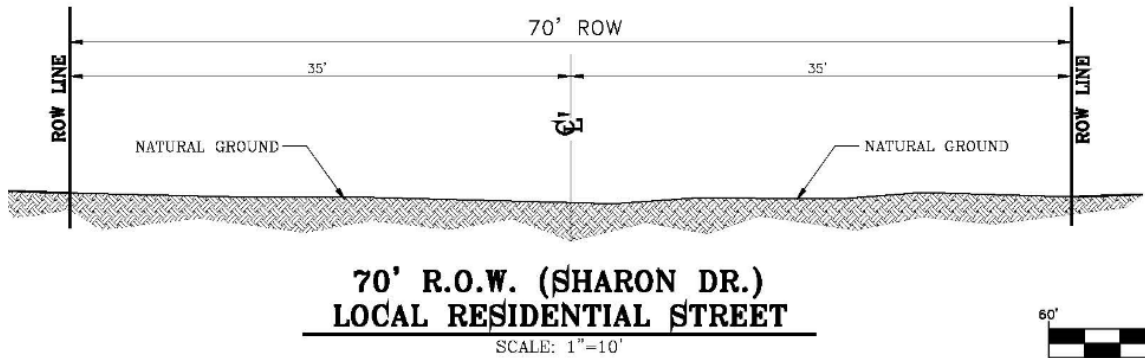
Existing

The ROW width exceeds the requirement. However, no improvements are proposed.



Existing

In this additional crosscut for Sharon Drive, the ROW width also exceeds the requirement. However, no improvements are proposed.

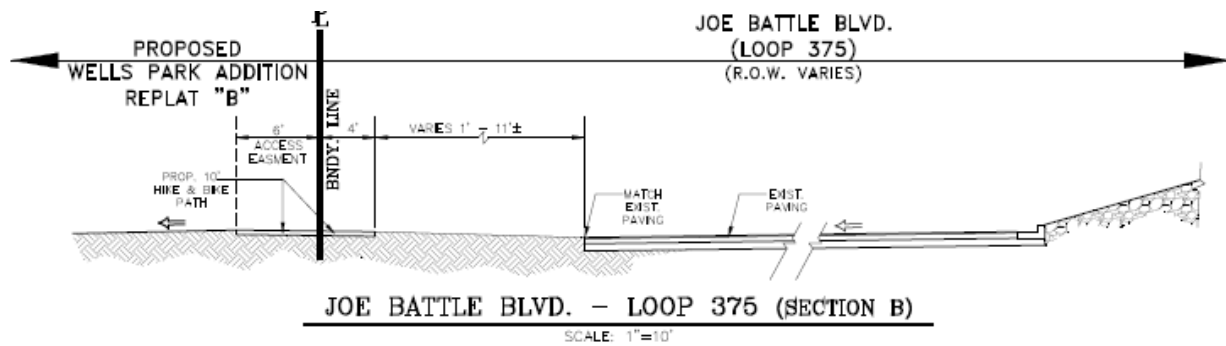


Currently, there are no existing improvements within Michael or Sharon Drive. The proposed exceptions do not meet the following criteria under Section 19.10.050.A.1.a. (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision) for requesting an exception as more than fifty percent of the lots within a quarter mile of the proposed development have already been developed and have the necessary improvements. The section reads as follows:

Section 19.10.050.A.1.a.

1: The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.



RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G3, Post-War

GOAL 2.2	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
2.2.4.b.: Commercial and office uses at intersections should have direct paths to greens and squares.	No, the proposed development does not have direct paths to greens and squares.
2.2.6.: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	No, the applicant current land use is for commercial purposes only.

NEIGHBORHOOD CHARACTER: Subject property is zoned C-3/c (Commercial/condition) and is currently vacant. Properties adjacent to the subject property are zoned R-3 (Residential). Surrounding land uses are residential and commercial. The nearest school is Jane A. Hambric (PK-8) (1.50 miles). The nearest park is Chester Jordan (1.50 miles). This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: Notices of the Public Hearing were mailed on July 25, 2018, and published as per Section 19.15.040. The Planning Division did receive one phone call inquiring about the proposed application, however, no communication in support or opposition to this request.

Notices of the Public Hearing were mailed on August 21, 2018, and published as per Section 19.15.040. on August 22, 2018. The Planning Division did not receive any communication in support or opposition to this request.

STAFF COMMENTS:

Planning staff's recommendation is **APPROVAL** of Wells Park Addition Replat B on a resubdivision combination basis, subject to the following conditions:

- TxDOT must approve the Traffic Impact Analysis (TIA) for Wells Park Addition Replat B prior to the recording of the final plat.
- That the access easement be dedicated for the use of the public prior to recording of the plat.

PLAT EXPIRATION:

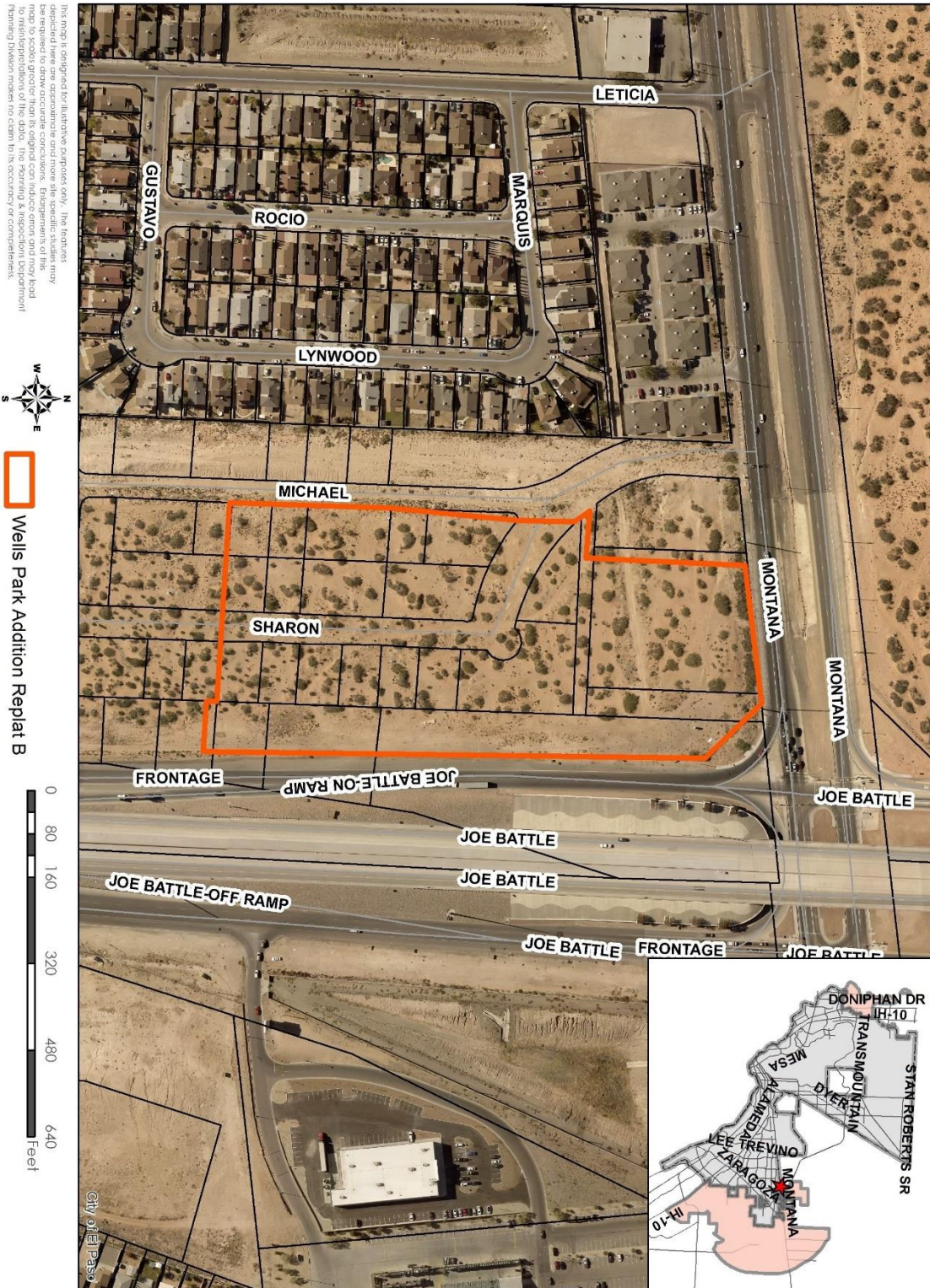
This application will expire on **September 6, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

ATTACHMENTS:

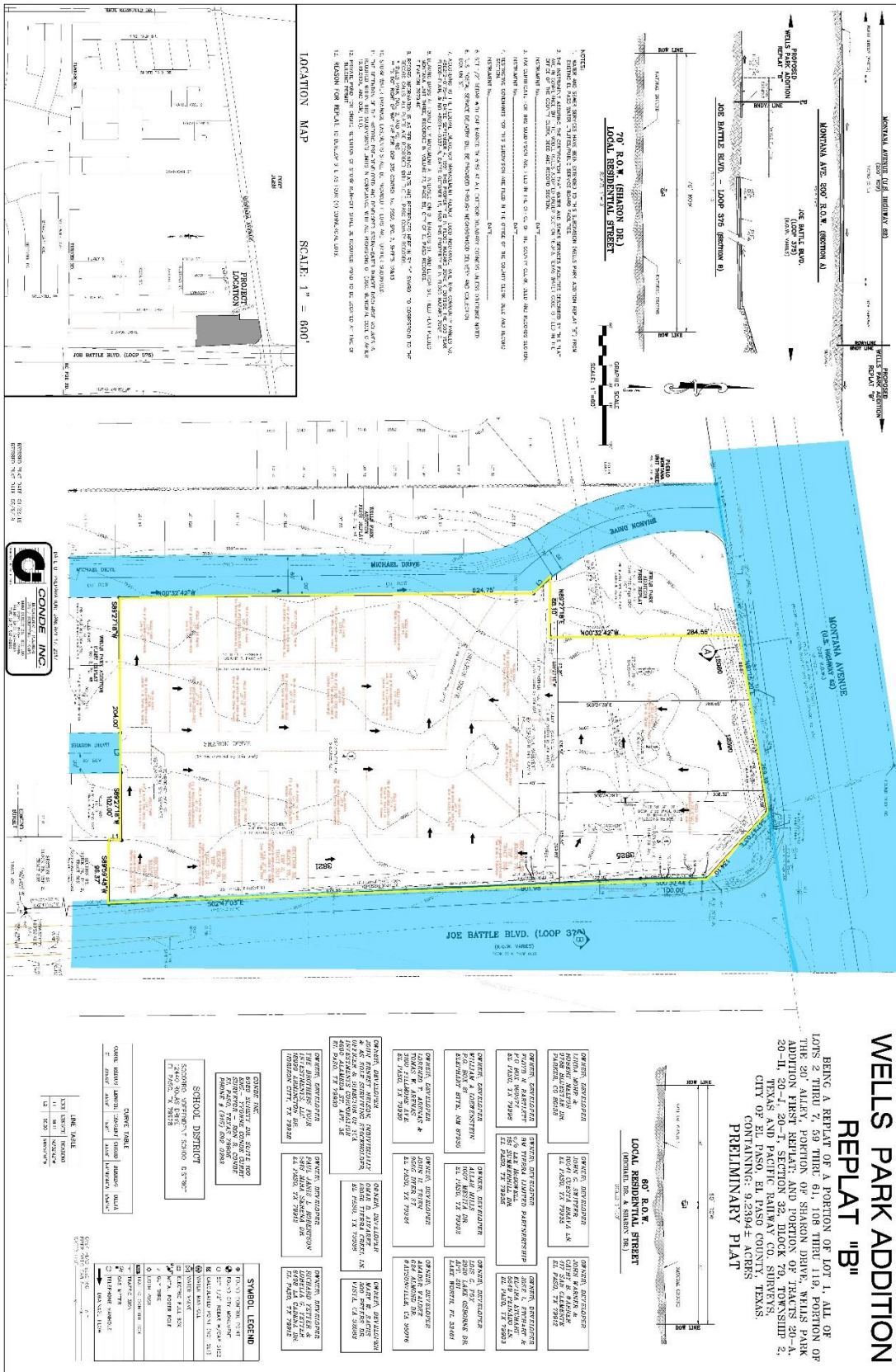
1. Location Map
2. Preliminary plat
3. Final Plat
4. Exception Request
5. Application
6. Department Comments

ATTACHMENT 1

WELLS PARK ADDITION REPLAT B



ATTACHMENT 2



ATTACHMENT 3

LOT	AREA (SQ. FT.)	AREA (ACRES)
1	10,000.00	0.23
2	10,000.00	0.23
3	10,000.00	0.23
4	10,000.00	0.23
5	10,000.00	0.23
6	10,000.00	0.23
7	10,000.00	0.23
8	10,000.00	0.23
9	10,000.00	0.23
10	10,000.00	0.23
11	10,000.00	0.23
12	10,000.00	0.23
13	10,000.00	0.23
14	10,000.00	0.23
15	10,000.00	0.23
16	10,000.00	0.23
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81	10,000.00	0.23
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89	10,000.00	0.23
90	10,000.00	0.23
91	10,000.00	0.23
92	10,000.00	0.23
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96	10,000.00	0.23
97	10,000.00	0.23
98	10,000.00	0.23
99	10,000.00	0.23
100	10,000.00	0.23

ATTACHMENT 4



CONDE INC

July 10, 2018

City of El Paso
Planning & Inspections – Planning Division
801 Texas Avenue
City of El Paso, Texas 79901

Attention: **Vanessa Munoz**

Re: *Wells Park Addition Replat "B"*

Dear Vanessa,

- A. As per your request, we are submitting an Exception/Waiver of Michael & Sharon Drive Improvements as per Section 19.10.050-Roadway Participation Policies –Improvement of Roads and Utilities within and or abutting the Subdivision-A.1.a:
- There are no exiting street improvements within Wells Park Addition; thus, in keeping with the character of the current conditions, improving ½ of a portion of Michael and Sharon drive is unnecessary and is not needed.
- B. As per Section 19.10.030 B. –Deferral of Obligation, we are hereby requesting deferral of the following, improvements until submittal of Building City Permits for any of Lots 1-4, Block 1, of this Replat, and that security will be provided as per Section 19.08.
- Hike and Bike shared use path per the City of El Paso bike plan for Loop 375.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,

Conrad Code
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 582-0263 / FAX (915) 582-0266

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: May 4, 2018

File No. S4SU18-00040

SUBDIVISION NAME: WELLS PARK ADDITION REPLAT "B"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of a Portion of Lot 1, All of Lots 2 Thru 7, 59 Thru 61, 108 thru 119, Portion of the 20' Alley, Portion of Sharon Drive, Wells Park Addition First Replat; and Portion Tracts 20-A, 20-H, 20-J, 20-T, Section 32, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas.
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>9.2394</u>	<u>4</u>	Total No. Sites	<u>4</u>	
Industrial	_____	_____	Total Acres (Gross)	<u>9.2394</u>	
3. What is existing zoning of the above described property? C-1 Proposed zoning? C-3
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ n/a
5. What type of utility easements are proposed? Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Lots to Private Pond
7. Are special public improvements proposed in connection with the development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer to is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes X No _____
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 –Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record "See Attached sheets"
 (Name & Address) (Zip) (Phone)

13. Developer GAB ENTERPRISES, LP 5974 Silver Springs, El Paso, TX 79912 915-585-2100
 (Name & Address) (Zip) (Phone)

14. Engineer CONDE INC. 6080 Surety Drive, Ste. 100, El Paso, TX 79905 915-592-0283
 (Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
 Technology fee has been added to all
 Planning application fees.*

OWNER SIGNATURE: "See Attached sheets"

REPRESENTATIVE: 
 Conrad Conde

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT
 REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**

City Development Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085



RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"

OWNERS SIGNATURES

Portion of Lot 1

Linda Mohr & Robert Melton

~~9788 Bluestar Dr.~~ 19680 Cuesta Brava Dr.
Parker, CO 80138 #122

Handwritten signature of Linda Mohr in cursive script.

Linda Mohr

Robert Melton

Portion of Lot 1

John G. Switzer
10541 Cuesta Brava Lane
El Paso, TX 79935

John G. Switzer

Lots 2, 3 & 4

John & Cathy B. Warner
417 San Clemente
El Paso, TX 79912

John Warner

Cathy B. Warner

Lot 5

Floyd N. Bartlett
P.O. Box 960577
El Paso, Tx 79996

Floyd N. Bartlett

Melinda Reaves

Lot 6

BM Tierra Limited Partnership
c/o Lee Ah McDowell
151 Summerhill Dr.
Rockwall, TX 75032

BM Tierra Limited Partnership
c/o Lee Ah McDowell



RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"

OWNERS SIGNATURES

Portion of Lot 1

Linda Mohr & Robert Melton
9788 Bluestar Dr.
Parker, CO 80138

Linda Mohr

Robert Melton
Robert Melton

Portion of Lot 1

John G. Switzer
10541 Cuesta Brava Lane
El Paso, TX 79935

John G. Switzer

Lots 2, 3 & 4

John & Cathy B. Warner
417 San Clemente
El Paso, TX 79912

John Warner

Cathy B. Warner

Lot 5

Floyd N. Bartlett
P.O. Box 960577
El Paso, Tx 79996

Floyd N. Bartlett

Melinda Reaves

Lot 6

BM Tierra Limited Partnership
c/o Lee Ah McDowell
151 Summerhill Dr.
Rockwall, TX 75032

BM Tierra Limited Partnership
c/o Lee Ah McDowell



**RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"**

OWNERS SIGNATURES


Portion of Lot 1

Linda Mohr

Robert Melton

Portion of Lot 1

John G. Switzer
10541 Cuesta Brava Lane
El Paso, TX 79935



John G. Switzer

Lots 2, 3 & 4

John Warner

Cathy B. Warner

Lot 5

Floyd N. Bartlett

Melinda Reaves

Lot 6

BM Tierra Limited Partnership
c/o Lee Ah McDowell



RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"

OWNERS SIGNATURES

Portion of Lot 1


Linda Mohr

Robert Melton

Portion of Lot 1

John G. Switzer

Lots 2, 3 & 4
John & Cathy B. Warner
417 San Clemente
El Paso, TX 79912



John Warner



Cathy B. Warner

Lot 5

Floyd N. Bartlett

Melinda Reaves

Lot 6

BM Tierra Limited Partnership
c/o Lee Ah McDowell



RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"

OWNERS SIGNATURES

Portion of Lot 1

Linda Mohr

Robert Melton

Portion of Lot 1

John G. Switzer

Lots 2, 3 & 4

John Warner

Cathy B. Warner

Lot 5
Floyd N. Bartlett
P.O. Box 960577
El Paso, Tx 79996

Floyd N. Bartlett
Floyd N. Bartlett

Melinda Jeannette Bartlett Reaves
Melinda Reaves *PDA*
Jeannette Bartlett

Lot 6

BM Tierra Limited Partnership
c/o Lee Ah McDowell



RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"

OWNERS SIGNATURES

Portion of Lot 1

Linda Mohr

Robert Melton

Portion of Lot 1

John G. Switzer

Lots 2, 3 & 4

John Warner

Cathy B. Warner

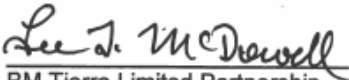
Lot 5

Floyd N. Bartlett

Melinda Reaves

Lot 6

BM Tierra Limited Partnership
c/o Lee J. McDowell
151 Summerhill Dr.
Rockwall, TX 75032


+ 

BM Tierra Limited Partnership
c/o Lee J. McDowell

RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"

OWNERS SIGNATURES

Lot 7
Jose L. & Elvira Etchart
5549 Peinado Lane
El Paso, TX 79903



Jose L. Etchart



Elvira Etchart



Lot 59

William A. Loewenstein

Lot 60

Allan Mills c/o Jon Davis

Lot 61

Lois G. Fox

Lot 108

Lorenzo T. Arenas

Tomas W. Arenas

RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"

OWNERS SIGNATURES

Lot 7

Jose L. & Elvira Etchart
5549 Peinado Lane
El Paso, TX 79903

Jose L. Etchart

Elvira Etchart

Lot 59

William A. Loewenstein
P. O. Box 21
Elephant BTTE, NM 87935


William A. Loewenstein

Lot 60

Allan Mills c/o Jon Davis
1007 Mesita Dr.
El Paso, TX 79902

Allan Mills c/o Jon Davis

Lot 61

Lois G. Fox
2920 Lake Osborne Dr. Apt. 201
Lake Worth, FL 33461

Lois G. Fox

Lot 108

Lorenzo T. & Tomas W. Arenas
3100 Fillmore Ave.
El Paso, TX 79930

Lorenzo T. Arenas

Tomas W. Arenas

RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"

OWNERS SIGNATURES

Lot 7

Jose L. Etchart

Elvira Etchart

Lot 59


William A. Loewenstein

Lot 60

Allan Mills c/o Jon Davis

Lot 61

Lois G. Fox
2920 Lake Osborne Dr. Apt. 201
Lake Worth, FI 33461



Lois G. Fox

Lot 108

Lorenzo T. Arenas

Tomas W. Arenas

RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"

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Elvira Etchart

Lot 59

William A. Loewenstein

Lot 60


Allan Mills c/o Jon Davis

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Lot 108

Lorenzo T. & Tomas W. Arenas
3100 Fillmore Ave.
El Paso, TX 79930



Lorenzo T. Arenas



Tomas W. Arenas




RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"

OWNERS SIGNATURES

Lots 109 & 110

John H. Trien
9565 Dyer St.
El Paso, TX 79924



John H. Trien

Lot 111

Amador Valdez

Lots 112 & 113

TCA Investments Corporation

Lot 114

Omar D. Alvarez

Lots 115 & 116

Mary W. Sachs

Lots 117 & 118

The Brother Four Investments, LLC



RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"

OWNERS SIGNATURES

Lots 109 & 110

John H. Trien

Lot 111

Amador Valdez
624 Almond Dr.
Watsonville, CA 95076

Amador Valdez
Amador Valdez

Lots 112 & 113

TCA Investments Corporation

Lot 114

Omar D. Alvarez

Lots 115 & 116

Mary W. Sachs

Lots 117 & 118

The Brother Four Investments, LLC



**RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"**

OWNERS SIGNATURES

Lots 109 & 110

John H. Trien

Lot 111

Amador Valdez

Lots 112 & 113

TCA Investments Corporation

Lot 114

Omar D. Alvarez
13056 Tierra Creel Lane
El Paso, TX 79938

+ _____

Omar D. Alvarez

Lots 115 & 116

Mary W. Sachs

Lots 117 & 118

The Brother Four Investments, LLC



**RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"**

OWNERS SIGNATURES

Lots 109 & 110

John H. Trien

Lot 111

Amador Valdez

Lots 112 & 113

TCA Investments Corporation

Lot 114

Omar D. Alvarez

Lots 115 & 116
Mary W. Sachs
300 Peters Dr.
Vista, CA 92083



Mary W. Sachs

X

Lots 117 & 118

The Brother Four Investments, LLC



**RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"**

OWNERS SIGNATURES

Lots 109 & 110

John H. Trien

Lot 111

Amador Valdez

Lots 112 & 113

TCA Investments Corporation

Lot 114

Omar D. Alvarez

Lots 115 & 116

Mary W. Sachs

Lots 117 & 118

The Brothers Four Investments, LLC
18990 Armington Dr.
Horizon City, TX 79928



The Brother Four Investments, LLC

RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"

OWNERS SIGNATURES

Lot 119

Lois G. Fox
2920 Lake Osborne Dr. Apt. 201
Lake Worth, FL 33461

Lois G. Fox
Lois G. Fox

Tract 20- A

Paul Janis L. Robertson
Paul Janis L. Robertson

Tract 20-H, 20-J & 20-T

Richard Yetter
Richard Yetter

Lobelia G. Yetter
Lobelia G. Yetter

RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"

OWNERS SIGNATURES

Lot 119

Lois G. Fox

Tract 20- A

Paul Janis L. Robertson

5813 Mira-Serena Dr.

El Paso, TX 79912

*6648 Vista Hermosa
Las Cruces, NM 88007*

Janis L. Robertson - Paul

Paul Janis L. Robertson

Janis L. Robertson - Paul

Tract 20-H, 20-J & 20-T

Richard Yetter

Lobelia G. Yetter

4

RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"

OWNERS SIGNATURES

Lot 119

Lois G. Fox

Tract 20- A

Paul Janis L. Robertson

Tract 20-H, 20-J & 20-T
Richard & Lobelia G. Yetter
6408 La Cadena Dr.
El Paso, TX 79912

Richard Yetter
by Lobelia G. Yetter POA

Lobelia G. Yetter

4

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"

OWNERS SIGNATURES

Lot 7

Jose L. & Elvira Etchart
5549 Peinado Lane
El Paso, TX 79903

Jose L. Etchart

Elvira Etchart

Lot 59

William A. Loewenstein
P. O. Box 21
Elephant BTTE, NM 87935

William A. Loewenstein

Lot 60

Allen Mills c/o Jon Davis
1967 Mesita Dr.
El Paso, TX 79902
JAMES A. DAVIS
PO Box 201
PENNGROVE, CA 94951

Lot 61

Lois G. Fox
2920 Lake Osborne Dr. Apt. 201
Lake Worth, FL 33461


Lois G. Fox

Lot 108

Lorenzo T. & Tomas W. Arenas
3100 Fillmore Ave.
El Paso, TX 79930

Lorenzo T. Arenas

Tomas W. Arenas

 02.26.2018
JAMES A. DAVIS, INDIVIDUALLY AND ON BEHALF
OF ANN GARRETT, JAMES MILLS AND
PETTY DAVIS
02.26.2018



RESUBDIVISION COMBINATION SUBDIVISION APPROVAL
WELLS PARK ADDITION REPLAT "B"

OWNERS SIGNATURES

Lots 109 & 110

John H. Trien
9565 Dyer St.
El Paso, TX 79924

John H. Trien

Lot 111

Amador Valdez
624 Almond Dr.
Watsonville, CA 95076

Amador Valdez

Lots 112 & 113

TCA Investments Corporation
TCA Investments Corporation
4600 Alabama St. Apt. 35
El Paso, TX 79930

John E. Nelson

John Ernest Nelson, Individually and as
sole surviving stockholder, Officer and Director
of TCA Investments Corporation

Lot 114

Omar D. Alvarez
13056 Tierra Creel Lane
El Paso, TX 79938

Omar D. Alvarez

Lots 115 & 116

Mary W. Sachs
300 Peters Dr.
Vista, CA 92083

Mary W. Sachs

Lots 117 & 118

The Brothers Four Investments, LLC
18990 Armington Dr.
Horizon City, TX 79928

The Brother Four Investments, LLC

EXECUTED THIS _____ DAY OF _____, 2018.

Amador Valdez

By: _____
Amador Valdez

THE STATE OF TEXAS }
COUNTY OF EL PASO }

The instrument was acknowledged before me on the _____ day of _____, 2018, by
Amador Valdez owner of said property.

NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

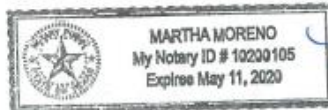
EXECUTED THIS _____ DAY OF _____, 2018.

John Ernest Nelson

By: John E. Nelson
John Ernest Nelson, Individually and as
sole surviving stockholder, Officer and
Director of TCA Investments Corporation

THE STATE OF TEXAS }
COUNTY OF EL PASO }

The instrument was acknowledged before me on the 12th day of July, 2018, by
John Ernest Nelson, Individually and as sole surviving stockholder, Officer and Director of TCA Investments
Corporation.



Martha Moreno
NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

EXECUTED THIS _____ DAY OF _____, 2018.

Omar D. Alvarez

By: _____
Omar D. Alvarez

ATTACHMENT 6

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

3: Remove the word "temporary" from access easement.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. No objections to the deferral of the hike and bike trail until time of building permit.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed **Wells Park Addition Replat "B"**, a resubdivision combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-1 & R-3" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use restricted to a maximum of 29 dwelling units per acre however, applicant has submitted copy of preliminary covenants restricting the use to Non-residential (General commercial) therefore, "Park fees" will be assessed as follows:

1. **If** applicant provides copy of final signed/recorded covenants restricting the use to Non-residential (General commercial) and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **\$9,240.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage **9.239** (rounded to 2 decimals) @ \$1,000.00 / acre = **\$9,240.00**

Please allocate generated funds under Park Zone: **E-5**

Nearest Park: **Volcano Fire Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

EL PASO WATER:

EPWater comments have been addressed.

We have reviewed the above referenced subdivision and provide the following comments:

EPWater requests for a forty (40) foot wide easement south of and parallel of the proposed future TXDOT Right-of-Way.

Water and sanitary sewer main extensions are required to provide service to the subject property.

During the site improvement work, the Owner/Developer shall safeguard all the existing water mains and appurtenant structures within the property. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

The Developer shall refrain from constructing parking stalls, rock walls, signs, or any structure that will interfere with the access to the PSB easements.

Water:

There is an existing 24-inch diameter water transmission main along Montana Avenue fronting the subject property. This 24-inch diameter water main continues in a southeast direction along the 25-foot PSB easement located on the eastern side of the subdivision. There is an existing 48-inch diameter water transmission main that connect to the above described 24-inch diameter water main that continues south along the existing 25-foot PSB easement. No direct service connections are allowed to the described transmission mains as per the El Paso Water Utilities - Public Service Board Rules and Regulations.

There is an existing 12-inch diameter water main within an easement south of and parallel to Montana Avenue that dead-ends at the western right-of-way line of Sharon Drive. A water main extension within a dedicated easement is required along the Montana Avenue and Joe Battle frontages from the existing 12-inch diameter water main. The Owner/Developer is responsible for all extension costs.

Sanitary Sewer:

Along Sharon Drive between Montana Avenue and Michael Drive there is an existing twelve 12-inch diameter pressurized sanitary sewer main (force main). No direct service connections are allowed to the twelve 12-inch diameter force main.

This force main discharges unto an existing sanitary sewer manhole that is located at the intersection of Sharon Drive and Michael Drive. This manhole pertains to an existing eighteen 18-inch diameter gravity sanitary sewer main that extends along Michael Drive. The 18-inch diameter sanitary sewer main is located between Sharon Lane and Turner Road. No direct service connections are allowed to this 18-inch diameter sanitary sewer main as per the El Paso Water - Public Service Board Rules and Regulations. However, the described 18-inch diameter main is available for public main extensions of lesser diameter.

A sanitary sewer main extension is required from the subject property to one of the above described sewer mains. A sewer main extension is also required along the Joe Battle Frontage. The Owner/Developer is responsible for all extension costs.

General:

All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

EPWater requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner is

responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

STREETS AND MAINTENANCE:

We agree with the traffic impact analysis, and no mitigation is required for the Wells Park Addition.

Streets and Maintenance Comments and Recommendations

- Do not recommend that the exception/waiver request A, referencing Article - **19.10.050 A.1a - Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision**, be granted. Currently the platted street is not improved and granting the exception/waiver will burden the city with a Capital Improvement Project and incur future costs for the construction of new street.
- Recommend, as per **19.10.010 - Findings on necessity for right-of-way dedication and construction as a condition of development approval**, that the exception/waiver not be granted.
- By vacating Sharon Drive to the southern boundary it will create a stubbed street without the required permanent turn around as per City of El Paso Municipal Code, Final plat illustrates a Temporary Access Easement By Separate Instrument, not by this plat; to who will it be dedicated, how will be enforced in future and what are the proposed improvements
- Recommend the point at the end of curve C1 not be sharp corner but a proper radial transition

TXDOT:

Comments related to TIA:

- Has there been any coordination with TxDOT's Access Management Committee? The TIA mentions a discussion with the COE on access to Montana and LP 375 frontage roads but there is no mention of contacting TxDOT
- Please explain why you are using the MPO's TMD numbers? The Amended Horizon 2040 TDM is the current model, did you use the MPO latest version? The volumes on table 3 might be low since the TxDOT projects you mention that will mitigate your impacts are in the Amended Horizon TDM. Also in your "Conclusion..." you mentioned the MPO list but if you did not use the Amended Horizon those projects are not in there.
- In your conclusion, are there any mitigation to your driveways for operational purposes? Coordinating with TxDOT AMC will make recommendations based on operations and safety.
- When you did your LOS (2023) analysis for the segments and the intersections did you use the proposed configuration per your conclusion that TxDOT's improvement will mitigate your impacts? And although you are just projecting to 2023 I did not see you mentioning how you came up with that conclusion.
- Most of the table have a LOS A, B... but some of the tables did not have a LOS not sure why?

REQUIRES COORDINATION WITH TXDOT FOR PROPOSED CONSTRUCTION PROJECT.

CENTRAL APPRAISAL DISTRICT:

No objections.

FIRE:

Recommend approval.